WASHINGTON

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

This tool supports extensions of no more than one year; longer terms require separate review of execution formalities. Check rent caps, advance notice, local protections and just-cause rules. A renewal signature does not waive them.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Renewal, expiration and cause

Check the lease history

RCW 59.18.650 generally requires cause to refuse to continue a tenancy, with narrow fixed-term exceptions. Before relying on an expiration date, review the initial term, any successive agreements, whether the tenancy ever became periodic, and service of the applicable notice. The separate future version of the statute takes effect in 2028.

Official source

Rent changes and notice

Check the cap for the effective year

Under RCW 59.18.700, covered rents generally cannot increase during the first 12 months. Thereafter the cap is the lesser of 7% plus CPI or 10% within any 12 months. For covered residential tenancies, Commerce lists 9.683% for 2026 and 10% for 2027. Document any exemption and include supporting facts where required.

Official source

Serve the separate notice

The statewide rule generally requires 90 days' advance written notice. Use the statutory form and proper service; inserting higher rent in this renewal does not serve the notice.

Official source

Local rules and completion

Seattle has an additional timeline

Seattle generally requires 180 days' written notice for housing cost increases and city-specific content. Increases reaching 10% within 12 months can trigger a separate relocation assistance notice; check the applicable threshold and required service.

Official source

Maintain a complete record

Keep the original lease, signed renewal, applicable disclosures and notices, and records showing how and when the notices were served.